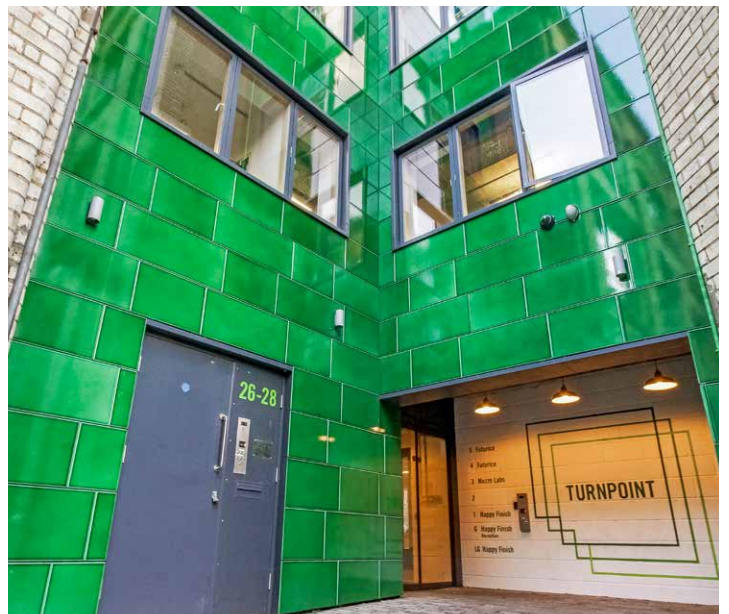
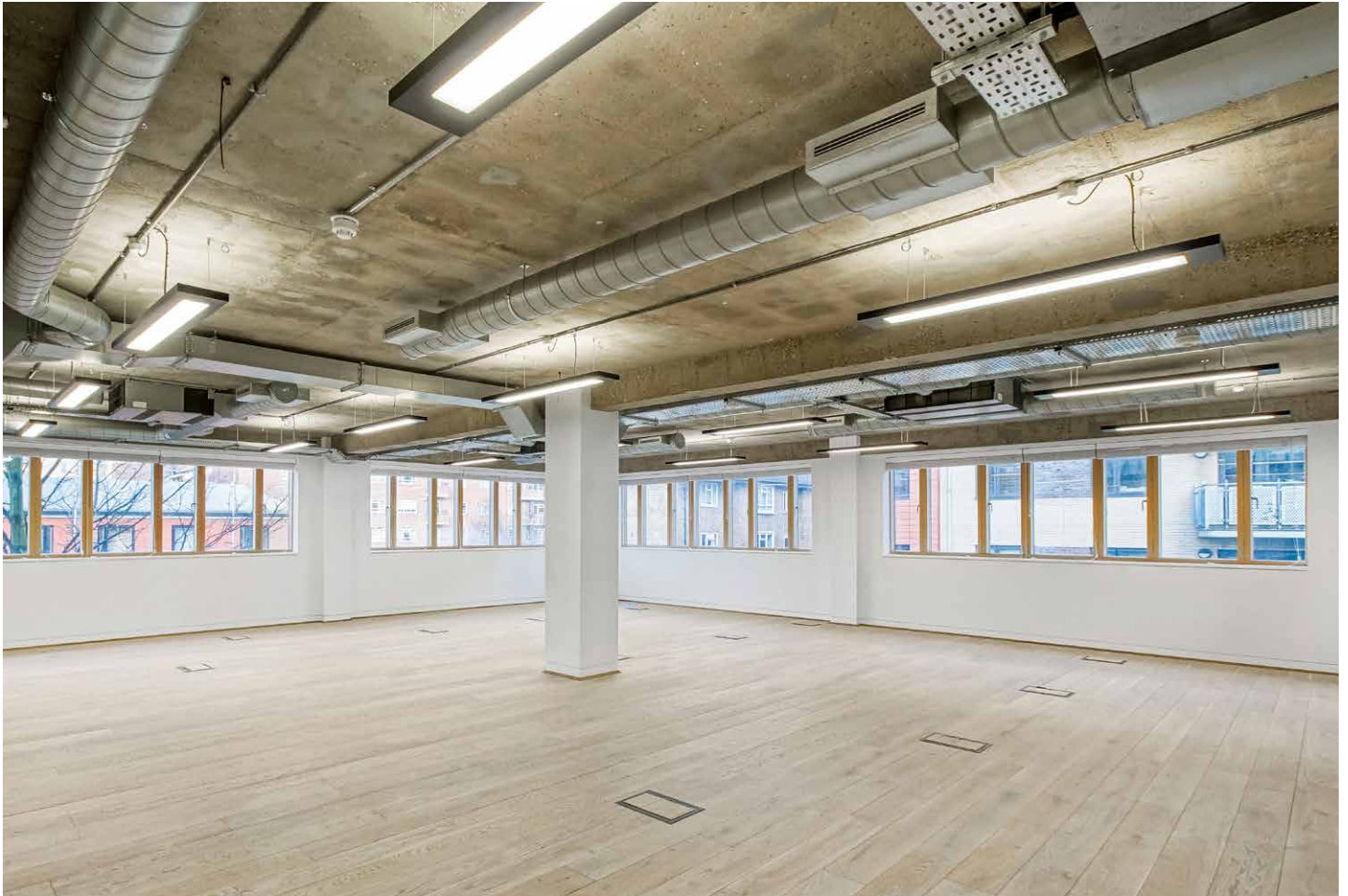


## REDUCED RENT

26 UNDERWOOD STREET, SHOREDITCH, LONDON N1 7JQ  
TO LET | 1,674 SQ FT | 155.52 SQ M

REFURBISHED PLUG AND PLAY OFFICE WITH FURNITURE AND TWO MEETING ROOMS. FULLY CABLED WITH FIBRE CONNECTIVITY, AIR-CONDITIONING AND A 13 PERSON LIFT. COMMUNAL BIKE STORE WITH CHANGING ROOMS, SHOWERS AND LOCKERS.



TURNPOINT





# 26 UNDERWOOD STREET, SHOREDITCH, LONDON N1 7JQ

## TO LET | 1,674 SQ FT | 155.52 SQ M

### DESCRIPTION

- Refurbished with new timber flooring
- Two meeting rooms fitted
- New furniture
- Fully cabled raised access floor
- Fibre connectivity
- VRF air-conditioning
- Exposed concrete ceilings and services
- Modern fluorescent lighting
- Fitted kitchen
- Male, female & DDA W/Cs
- Excellent natural light
- Double-glazed windows
- Extensive bike store with changing rooms and showers
- 13-person passenger lift
- Lava-stone green tiled cladding

### AVAILABILITY

2nd floor 1,674 sq ft (155.52 sq m)

### LEASE

A new lease is available for a term by arrangement.

### RENT

Quoting £39.50 per sq ft per annum.

### BUSINESS RATES

Business rates payable for 2020/21 are anticipated to be approximately £25,600 or £15.29 per sq ft, per annum.

Interested parties are expected to satisfy themselves in respect of business rates.

### SERVICE CHARGE

The service charge payable for the current service charge year is approximately £8.32 per sq ft, per annum.

### LOCATION

Turnpoint is located on Underwood Street, just off Shepherdess Walk, which is within close walking distance of Old Street Roundabout in Shoreditch. Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever-growing list of high profile occupiers alongside its fashionable restaurants, bars, coffee shops and boutique hotels.

### FLOOR PLAN



Furniture layout available on request.

### EPC

B (49) rating; EPC certificate available on request.

### TOTAL COST

The total occupational cost is approximately £105,646 per annum or £63.11 per sq ft, excluding VAT.



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